

Kyle McGovern spoke about the safety of elderly crossing the street in the area. He stated that the market will benefit the residents of the senior housing development by having a supermarket closer to their home.

Kyle McGovern also provided a petition with 400 signatures in support of the application. He stated that the residents are all local to the area. Lastly, he stated that any use at the property would require a variance. He provided an analysis of numerous uses and their parking variances needed.

Michael Calvi is the traffic engineer for this application and he spoke about the traffic study. He spoke about the parking available in the area and stated that there are about 50 street parking spaces available. He spoke about the parameters of the study. He stated that the highest traffic count was 60 cars in an hour. He stated that there is one public bus stop in the area. He stated that the intersection is not hazardous. He stated that that traffic count was performed on 2 different days.

Sherry Bishko asked about the peak traffic times.
Michael Calvi responded between 4pm and 5pm.

The Chair stated that the report was comprehensive. He stated that the parking areas are a little far away but even eliminating some farther areas, there are over 20 parking spaces.

Tom Capossela asked about any delivery services.
Kyle McGovern responded yes. He stated that with a \$50 purchase, there is free delivery. He stated that there are other benefits for senior citizens.

Timothy Judge asked about the parking spaces for the 2 apartment buildings.
Kyle McGovern responded that the number of spaces and vehicles was not able to be obtained.
He stated that both buildings are at capacity.

The Chair stated that contrary to what was previously suggested by the applicant, there was not a positive recommendation from the Planning Board.
Kyle McGovern responded that there was positive feedback from the Board but a positive recommendation was not received.

Kyle McGovern also submitted another 100 signatures from 100 College Avenue in support of the project.

The Chair opened the public hearing.

Jocelyn from 100 College Avenue stated that the application is a good idea.

Ana is the owner of 99 College Avenue stated that she is concerned with parking. She owns a parking lot in the area and she is concerned with people parking in her lot. She stated that at the last meeting, it was mentioned that the applicant tried to rent spaces at the Thai restaurant. She stated that this is not true since she owns the parking lot for the Thai restaurant.

Edwin Gonzales lives near 100 College Avenue. He stated that the traffic study doesn't take into account the traffic impacts of the application.

Maria Gonzalez owns 99 College Avenue. She stated that there are enough stores in the area already. She stated that the small businesses will suffer because of the application.

Since there were no further public comments, the Chair closed the public hearing.

The Chair asked about the loading zone.

Stephen Costa responded that a loading zone is being provided. He stated that a box truck would back into the loading zone. He stated that there is no parking in front of the building since there is a bus stop in front of the property.

The Chair asked about the proposed operating hours for the store.

Kyle McGovern responded that the store hours are from 8am to 8pm Monday to Saturday and 8am to 6pm on Sunday.

The Chair stated that the public raised a good point that the traffic impacts will increase when people come home from work.

There was an open discussion on the traffic and parking study.

The Chair stated that the real impact is the parking. He stated that the application is not an undesirable change to the neighborhood. He stated that the site is limited in its potential uses. He stated that the substantial variance is in the required parking spaces. He stated that the traffic study doesn't cover the peak time of parking need in the Village.

Kyle McGovern responded that many local residents will walk to the property. He stated that the applicant is willing to expand the traffic study if needed.

Sherry Bishko stated that the school bus issues have been satisfied.

Tom Capossela stated that the proposed variance would allow getting rid of an autobody shop and construction yard and replacing it with a neighborhood supermarket.

The Chair made a motion to grant the variance as requested. He stated that the application is not an undesirable change to the neighborhood. He stated that the requested variances are substantial, but that the target market, local apartment dwellers, is not going to require parking since they will be walking to the property.

Linda Moiron requested that the hours as stated should be noted.

The Chair disagreed.

Sherry Bishko also disagreed with limiting the hours of operation.

The application was unanimously approved by a 6-0 vote.

3) Minutes for November 2011 and January and April 2012 -

The minutes for the November 2011, January and April 2012 meetings will be reviewed at the next meeting.

Adjourned 9:00 pm.